



A Tradition of Stewardship
A Commitment to Service

PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A SUBSEQUENT NEGATIVE DECLARATION

On Wednesday morning, the 4th day of March, 2015, at 9:00 a.m. at 2741 Napa Valley Corporate Drive, Building 2, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

Krupp Brothers Winery Use Permit Modification № P14-00176 and Variance Application P№14-00195

CEQA Status: Consideration and possible adoption of a Subsequent Negative Declaration. According to the proposed Subsequent Negative Declaration, the project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval to modify Use Permit #11-0348 to:

- 1) Relocate the site of the approved 50,000 gallon winery to the northwestern portion of the property, ±220 ft. east from the approved driveway entrance location;
- 2) Construct a new two-story, 16,235 sq. ft. winery building for wine production, administration, and hospitality activities with ±1408 sq.ft. covered crush pad;
- 3) Increase parking with the construction of a new 22 total space parking lot;
- 4) Installation of two (2) 10,000 gallon treated recycled water holding tanks, replacing the approved 50,000 gallon tank; and one (1) 60,000 gallon water storage tank to replace the approved 40,000 gallon domestic and fire water storage tank;
- 5) Relocation of the approved septic system;
- 6) Elimination of the previously approved conversion of the existing single family residence to a winery and changes to the driveway and bridge crossing Hardman Creek, serving the residence;
- 7) Revise the landscape concept for the newly proposed site;
- 8) Abandon the previously approved Conservation Regulations exception; and,
- 9) Removal of ±2 acres of vineyard to accommodate the new winery location.

There are no proposed changes to the winery production level, visitation (maximum 124 daily visitors; maximum 868 visitors per week), marketing plan (event guests included in maximum daily visitation: 105 events/yr.- maximum 24 guests; 4/year- maximum 75 guests; 4/year-maximum 75 guests; 2/year- maximum 125 guests), number of employees (maximum 10), stone wall and entry structure, or the Hardman Creek streambed restoration project as previously authorized.

The proposal also includes Variance #P14-00195, pursuant to County Code Section 18.104.230, to allow construction of the proposed wine production building 220± feet from Silverado Trail, in lieu of the required minimum 600-ft winery setback.

The 13.23 acre project parcel is located on the east side of the Silverado Trail, approximately ½ mile south of its intersection with Soda Canyon Road, within the AP (Agricultural Preserve) zoning district. APN: 039-610-006. 3150 Silverado Trail, Napa, Calif., 94558.

The proposed Subsequent Negative Declaration is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California.

Written comments regarding the environmental effects of this project and the adequacy of the proposed Subsequent Negative Declaration are solicited. Written comments must be presented during the public review period, from February 12, 2015 through March 3, 2015. Comments should be directed to Wytress Balcher, Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or wytress.balcher@countyofnapa and must be received before 4:45 p.m. on March 3, 2015.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: February 11, 2015

DAVID MORRISON
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: Wednesday, February 11, 2015 - Napa Valley Register

**BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, Ca. 94559
Invoice # CDP05950**